



35 NORTH STREET

35 North St, Binghamton, NY 13905



OFFERING SUMMARY

SALE PRICE:	\$110,000
NUMBER OF UNITS:	5
CAP RATE:	7.26%
NOI:	\$7,982
LOT SIZE:	0.16 Acres
BUILDING SIZE:	5,059
ZONING:	Residential mutli unit
MARKET:	Binghamton Housing
SUBMARKET:	Binghamton Student Housing
PRICE / SF:	\$21.74

PROPERTY OVERVIEW

This is an excellent 5 unit building on Binghamton's West side. Would make an excellent Student Housing conversion. 2, very large and spacious 1 bed units. 2, Studio Apartments. One large 4 bed unit which still needs some work. Excellent opportunity at \$22k/Unit. This is near the new \$8.5M Binghamton revitalization project.

PROPERTY HIGHLIGHTS

- 5 Units.
- Walking distance to Bus Lines.
- Walking Distance to Downtown Binghamton's Restaurants, Shops and Amenities.
- Near the new Binghamton \$8.5M revitalization project.

KW COMMERCIAL
49 Court Street,
Suite 300B
Binghamton, NY 13901

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MULTIFAMILY FOR SALE

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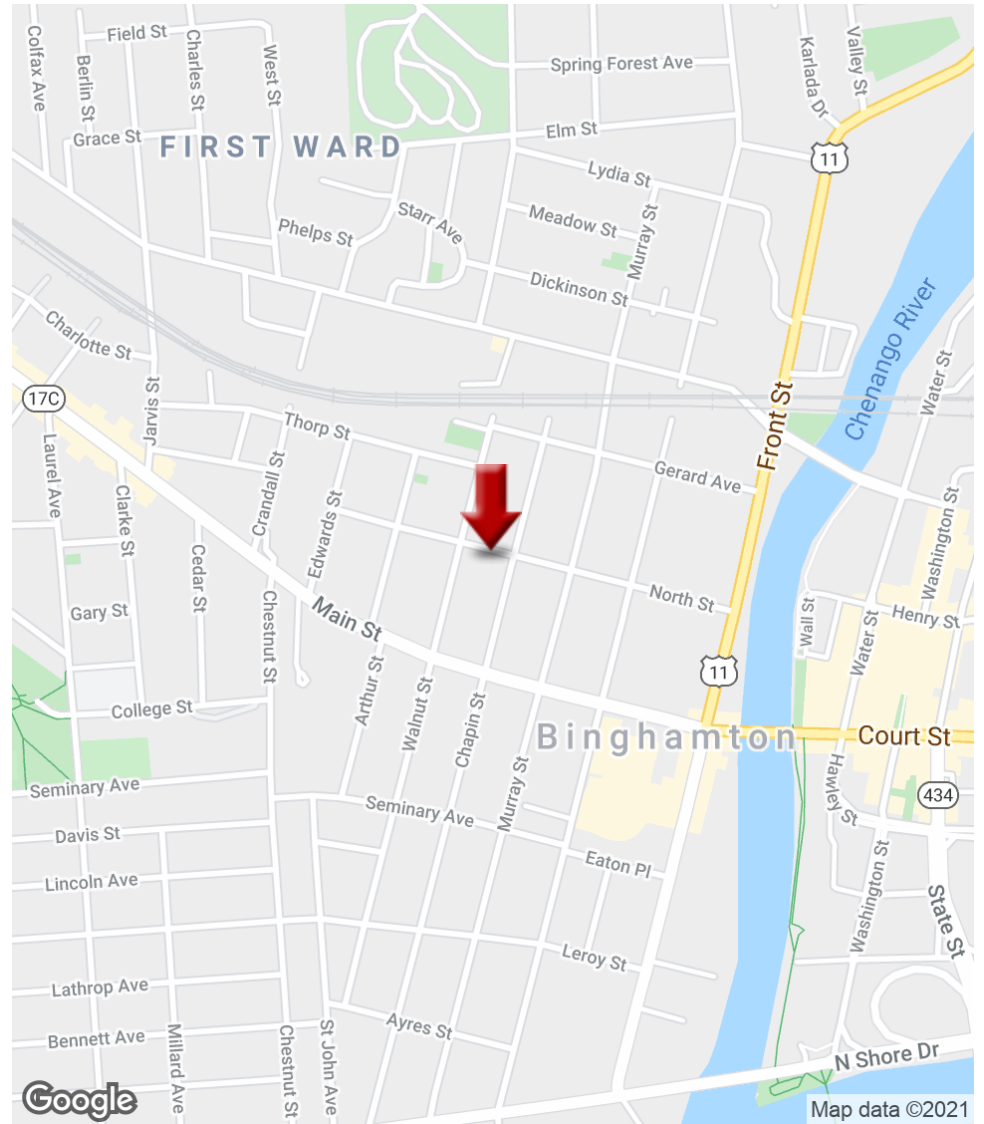
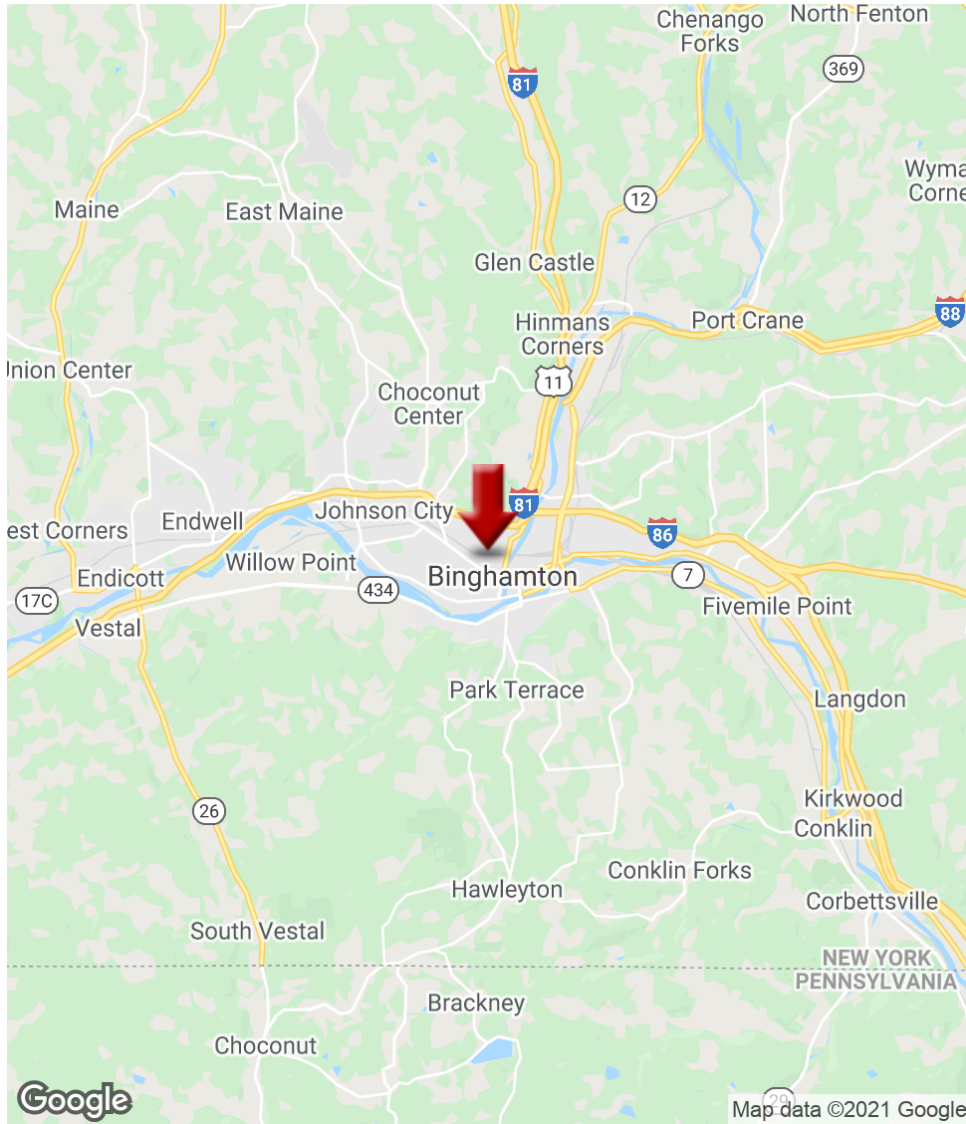
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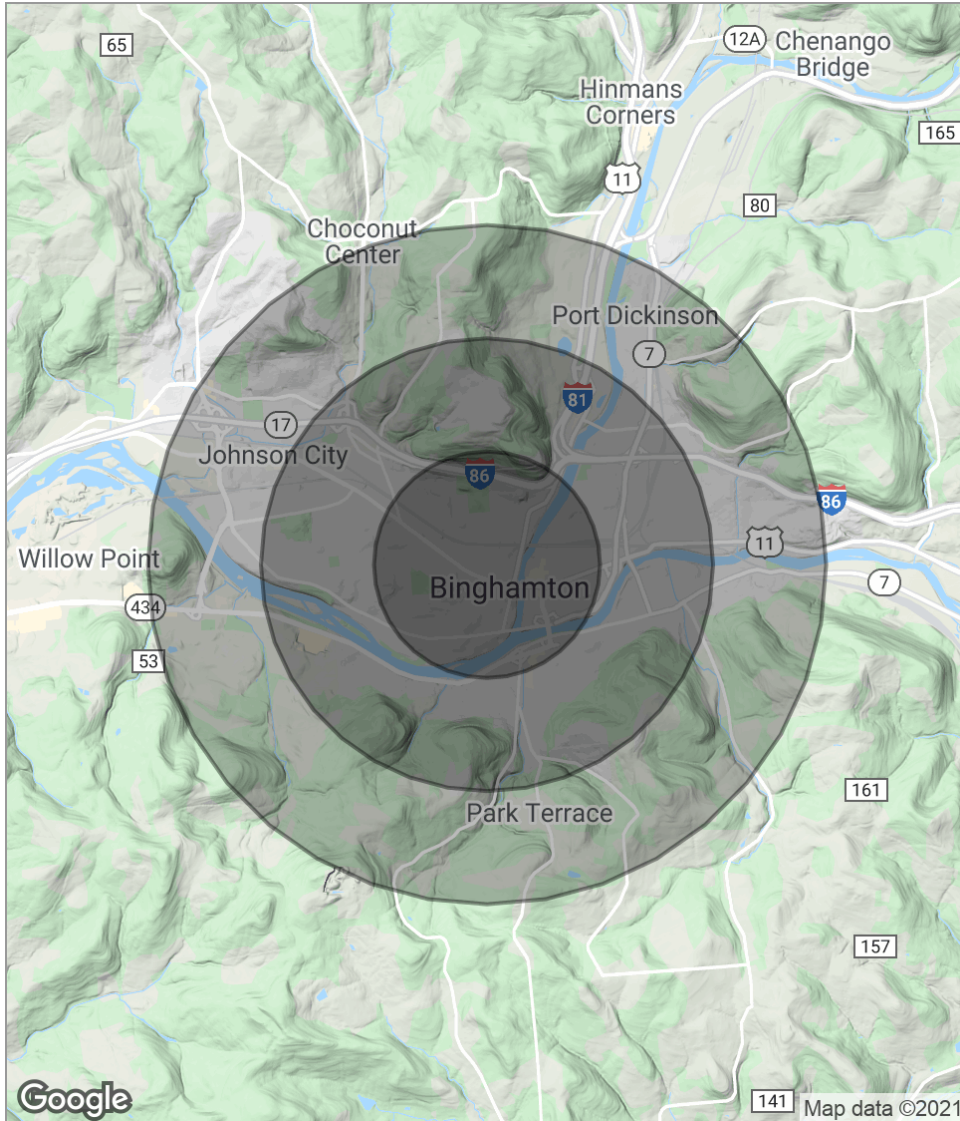
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	17,703	49,527	83,207
Median Age	37.3	38.6	37.2
Median Age (Male)	32.6	35.1	34.1
Median Age (Female)	43.0	41.9	40.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	8,317	22,524	35,155
# Of Persons Per HH	2.1	2.2	2.4
Average HH Income	\$41,488	\$47,555	\$47,065
Average House Value	\$104,649	\$109,615	\$103,752

** Demographic data derived from 2010 US Census*

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